Overview

• Background to Charles Sturt University (CSU)
• Our Residential portfolio
• Operational Philosophy
• Port Macquarie & CSU
• The process
• Conclusion
Introduction to CSU

**Students on campus:** 10,357
- Albury-Wodonga (1,830)
- Bathurst (3,043)
- Dubbo (299)
- Orange (575)
- Port Macquarie (34)
- Wagga Wagga (3,621)

**Distance Education:** 22,045

**Mixed Mode:** 6,141

**Total:** 38,543
(2012 figures)
Student Accommodation

....a significant contributor to the University experience....
Albury-Wodonga Campus

Total Beds = 246

- 200 beds
  - Residences <2 yrs old

- 46 beds
  - "Eco" cottages – 9yr old
Albury-Wodonga
Bathurst Campus

Total Beds = 1,187

- 200 beds
  Residences <2yrs
- 253 rooms
  JOV – Early 70’s
- 256 rooms
  Towers – Early 70’s
- 436 beds
  Cottages – 10yrs or older
Bathurst
Dubbo Campus

Total Beds = 62

62 beds
Cottage – 10 yrs old
Dubbo
Orange Campus

Total Beds = 268

100 beds
Residences <2yrs old

168 beds
Cottage – 12+ yrs
Orange
Wagga Wagga Campus

Total Beds = 1,187
+170 rooms under development

200 beds
Residences - <2yrs old

607 beds
Residences – 10yrs+

780 rooms
South – circa 1940’s

78 rooms
Doman – 1960’s

25 rooms
West & Bowen – circa 1930’s
Wagga Wagga
Operational Points of consideration

• Regionality requires a significant residential asset base - nowhere to stay = no enrolments (29% or ratio or 3.4)
• Regionality also leads to a higher incidence of “itinerant students” - 52 weeks occupancy not attractive in comparison to Metro locations – this may differ in Port Macquarie
• Regionality requires a different approach to responsive maintenance. eg: combination of triage, after-hours
• Academic calendar provides opportunity for conference trade – also allows time for scheduled maintenance projects
Operational Points of consideration

- In-house operation (management, admin, operations, dining, maintenance, cleaning, security)
- Pastoral care / community is a priority focus
- Objectives align with University mission. eg: larger concentrations allow cross-subsidisation of sites with less than “critical mass”
Operational Points of consideration

- Broad range of assets, age & FFE, catered & non-catered, ensuite and shared facility
- Broad range of pricing points – meets a range of needs within the market
- Multi-site but single entity approach – consistency as far as possible whilst still recognising individuality
Some other considerations

- Car use – coastal setting, culture, necessity
- Availability of public transport services
- Social and recreational space needs
- Proximity to shops, CBD, beach
Campus staging & milestones

2012 – 2014 Phase 1

- Grant St, leased premises, teaching & academic support
- Capacity for 400 students (250 eftsl)
- Pathways programs and five degree programs
- Pt Macquarie Council Library manages CSU’s local physical collection
Campus staging & milestones

2015 – 2020 Phase 2

• Transition to Innes Lake Campus
• Provision of general purpose teaching facilities
• Minimum of ten (10) degree programs
• Student load approx 500 eftsl (900 heads)
• Tenured staff appointed
Campus staging & milestones

2020 – 2030 Phase 3

• 2022 moderate growth scenario 980 eftsl; rapid growth scenario 1,800 eftsl

• Critical mass of tenured staff

• Developing research profile

• Full campus experience, accommodation, library, cafe, social infrastructure

• 2030 full-service campus with comprehensive course profile for 5,000 students (2,800 eftsl)
The Numbers

<table>
<thead>
<tr>
<th>Timeframe</th>
<th># Projected Student Load (headcount)</th>
<th># Projected Accommodation Requirement</th>
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<tbody>
<tr>
<td>2014</td>
<td>400</td>
<td>116</td>
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<tr>
<td>2015 – 2020</td>
<td>900</td>
<td>261</td>
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<tr>
<td>2020 – 2030 (mod)</td>
<td>1,600</td>
<td>464</td>
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<tr>
<td>2020 – 2030 (rapid)</td>
<td>3,060</td>
<td>887</td>
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Res Life – Vision/Philosophy

CSU’s student accommodation vision is to;

- Provide **access** to students of all financial backgrounds to live on-campus
- Provide a **safe & secure environment** for students to live
- **Facilitate a learning environment** that maximises a student’s potential
- **Provide spaces which develop community and engage students**
- Ensure that the student accommodation facilities are maintained to a **standard that enhances the University’s brand**.
Types & Styles

- Undergraduate students (approx 18-20m²)
- Ensuite facility
- King single bed
- Study space & Internet access (WiFi capacity)
- Communal kitchen/lounge
- Self catering is important
- Passive & active recreation space is important
- Fun, safe, secure, inclusive, community focus
Types & Styles

- Post-graduate students (approx 26-28m²)
- Self-contained facility (studio/1br)
- Queen bed
- Study space
- Internet access (WiFi capacity)
- Self catering is important
- Passive & active recreation space is important
CSU Plans

CSU’s student accommodation @ Port Macquarie;

• Campus Master Plan @ Innes Lake site includes allocation of space for up to 200 bedrooms
• Most likely a multi-storey solution targeted at undergraduates
• Similar model to project underway at Wagga/Orange
• Work to build would not commence until 2017-2018 at earliest
Next Steps?

CSU’s student accommodation @ Port Macquarie;
• Immediate need – short-term arrangements 2014-2015
• Purpose built private solutions?
• Property Managers redefine present offerings – target student market as opposed to holiday rentals?
• Register offerings on CSU’s off-campus accommodation website - http://student.csu.edu.au/campus/off-campus-accommodation
• CSU referral service
• Alignment/partnerships/joint ventures possible but would be ‘conditional’
• Request for Information (RFI) process
• Future – Postgraduate/International